

121.A

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

367,200 /

367,200

USE VALUE:

367,200 /

367,200

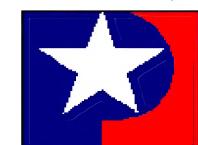
ASSESSED:

367,200 /

367,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
12		WELLINGTON ST, ARLINGTON

OWNERSHIP		Unit #:	3
Owner 1:	MACNEILL ADAM		
Owner 2:			
Owner 3:			

Street 1: 12 WELLINGTON ST #3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHEN SIMONE -

Owner 2: -

Street 1: 12 WELLINGTON ST #3

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7454																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	367,200			367,200				
Total Card		0.000	367,200			367,200				
Total Parcel		0.000	367,200			367,200				
Source: Market Adj Cost				Total Value per SQ unit /Card:	510.00	/Parcel: 510.0				
							Entered Lot Size			
							Total Land:			
							Land Unit Type:			

07/26/18	07/26/18
07/26/18	07/26/18
07/26/18	07/26/18
07/26/18	07/26/18
07/26/18	07/26/18

!14449!

PRINT	
Date	Time
12/11/20	04:18:11
12/08/20	08:25:19
mmcmakin	

LAST REV	
Date	Time
12/11/20	04:18:11

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
SHEN SIMONE,	76224-148	1	11/20/2020		419,000
DELNERO ZACHARY	69830-248		8/25/2017		425,000
LOCKNAR ANGELA	65760-248		7/20/2015		318,000
KERRIGAN WILLIA	51723-333		9/26/2008		300,000
ROSSANO-COLIER	32309-473		1/31/2001		214,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
7/26/2018		Measured	By Name
			DGM D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 2 - Clapboard				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color:				A Kits:	Rating:													
View / Desir: N - NONE				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1950	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct:	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 8.880000114														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	4	2								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	18.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.99989998														
Insulation: 2 - Typical				Adj \$ / SQ: 398.210														
Int vs Ext: S				Other Features: 55000														
Heat Fuel: 1 - Oil				Grade Factor: 1.10														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 451059														
% Com Wall:	% Sprinkled:			Depreciation: 83897														
				Depreciated Total: 367162														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.A-0005-0009.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				
Undisplayed Areas: GLA: 720																		